

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 14, 2005 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 05060

PROPOSAL: Change the zoning from P Public to R-2 Residential to allow the construction of an accessory building on a residential parcel.

LOCATION: 33rd and Doane Streets

LAND AREA: 6,672 square feet, more or less.

CONCLUSION: This change of zone conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 4, Block 1, East End Addition, located in the

EXISTING LAND USE AND ZONING: Residential P Public

SURROUNDING LAND USE AND ZONING:

North:	Single-family dwellings	R-2 Residential
South:	Single-family dwellings	R-2 Residential
East:	Undeveloped	P Public
West:	Single-family dwellings	R-2 Residential

HISTORY:

May 1979 This property was changed from A-2 Single Family Dwelling to P Public as part of the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this property as partially Urban Residential and partially Public and Semi-Public. (F 25) The designation recognized the land uses that existed when the Comprehensive Plan was adopted.

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. (F 27)

ANALYSIS:

1. This property is currently in private ownership, and has been since before the 1979 zoning update.

2. The 1979 zoning update was accomplished by paper map revision only, as opposed to the current method which relies on a boundary description or lot and block inventory.
3. The conversion of the old paper maps to a digital format was made difficult since the paper maps only show block lines and not lot lines. In cases such as this, where a boundary line crosses a block, the exact location of the transition between districts was uncertain. The conversion was accomplished according to an adopted set of guidelines: LMC §27.05.030 Rules Where Uncertainty as to Boundary Arises.
4. In this case, P zoning was applied to Lot 4 although it was neither owned by a government agency nor put to a public use.
5. The current owner intends to put this lot to residential use, but cannot while the zoning remains P.

Prepared by:

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Date: September 1, 2005

Applicant: Marvin Krout, Director of Planning
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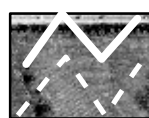
2005 aerial

Change of Zone #05060 N. 33rd & Doane Street

Zoning:

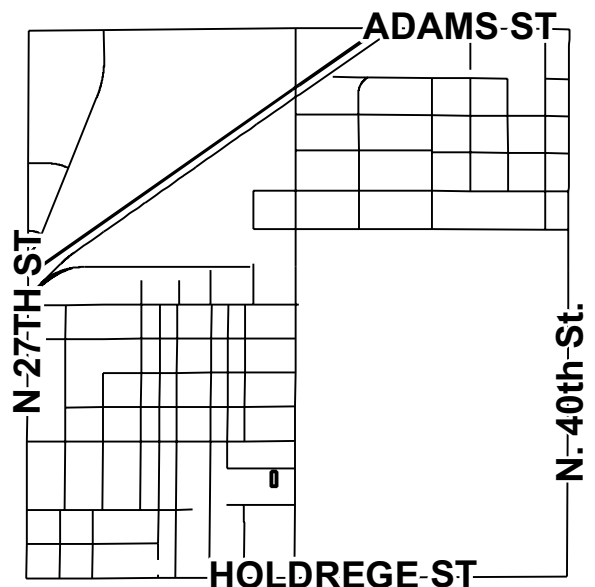
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 18 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Planning Director
MARVIN KROUT
555. S 10th
Lincoln, NE 68508

DEAR SIR,

WE ~~who~~ would like to HAVE the ZONING changed on this property from P to R-2. This property HAS BEEN OWNED PRIVATELY SINCE 1944. The home owner WANTS the zoning changed to build a GARAGE on this property.

RECEIVED

AUG 10 2005

PLANNING DEPARTMENT
CITY OF LINCOLN

DAVID R. LEWAN
David R Lewan